

1 BILL NO. R-84-05-*26*

2 DECLARATORY RESOLUTION NO. R-*74-84*

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12                 Perry's Sub. Lot 3 7536400003 - 125673;  
13 said property more commonly known as 3125 Hobson Road, Fort Wayne,  
14 Indiana;

15 WHEREAS, recommendations have been received from the  
16 Committee on Finance and the Department of Economic Development  
17 concerning said Resolution;

18 WHEREAS, notice of the adoption and substance of said  
19 Resolution has been published in accordance with I.C. 5-3-2 and  
20 a public hearing has been conducted on said Resolution;

21 WHEREAS, if said Resolution involves an area that has  
22 already been designated an allocation area under I.C. 36-7-14-39,  
23 the Fort Wayne Redevelopment Commission has adopted a Resolution  
approving the designation.

24                 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
25 THE CITY OF FORT WAYNE, INDIANA:

26                 SECTION 1. That, the Resolution previously designating  
27 the above described property an "Economic Revitalization Area" is  
28 confirmed in all respects.

29                 SECTION 2. That, the above described property is here-  
30 by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
31 1.1-12.1, said designation to begin on the effective date of this

32

1           Page Two

2  
3       Resolution and continue for one (1) year. Said designation shall  
4       terminate at the end of that one (1) year period.

5           SECTION 3. That this Resolution shall be in full force  
6       and effect from and after its passage and any and all necessary  
7       approval by the Mayor.

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10          Mark E. Giunta  
11          Councilmember

12          APPROVED AS TO FORM  
13          AND LEGALITY

14          B. O. Boxberger, City Attorney

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Read the first time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Gerome (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on June, the 12th day of June, 19 84, at 11:30 o'clock A.M., E.S.T.

DATE: 5-22-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 6-12-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-74-84  
on the 12th day of June, 19 84.

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Bay-L-A-Bork  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 13th day of June, 19 84,  
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of June,  
19 84, at the hour of 4:00 o'clock P.M., E.S.T.

Win Moses Jr.  
WIN MOSES, JR., MAYOR

RECEIVED

MAY 16 1984

ECONOMIC  
DEVELOPMENT

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant JAMES M. COX
2. Owner(s) JAMES M. COX Lincoln National Bank
3. Address of Owner(s) 3125 HOBSON Rd. 116 E Berry St  
FORT WAYNE, IN. 46808
4. Telephone Number of Owner(s) (219) 484 1964
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant James M. Cox  
3125 HOBSON Rd.  
FORT WAYNE, IN. 46808
7. Telephone number of Applicant (219) 484 1964
8. Address of Property Seeking Designation 3125 HOBSON Rd.  
FORT WAYNE, IN.
9. Legal Description of Property Proposed for Designation (may be attached) Perry's Sub. Lot 3 7536400003 - 125673
10. Township WAYNE
11. Taxing District ST. JOE CITY 75

12. Current Zoning Medical Continued Permit on R1

13. Variance Granted (if any) Medical Building

14. Current Use of Property

a. How is property presently used? Clinic for Dr James M. Cox

b. What Structure(s) (if any) are on the property? Clinic Building

b. What is the condition of this structure/these structures? Excellent - 14 yrs old.

15. Current Assessed Value of Real Estate

a. Land \$6300.00

b. Improvements \$14,800.00

16. Amount of Total Property Taxes Owed During the Immediate Past Year  
\$1534.58 - paid

17. Description of Proposed Improvements to the Real Estate  
16' X 70' Addition to existing building

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?  
June 1984

b. When is completion expected? Sept. 1984

19. Cost of Project (not including land costs) 80,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 6

lation of this new manufacturing equipment?

b. What is the nature of those jobs? Physical Therapists, X-ray Technicians, Receptionists, Physicians.

c. Anticipated time frame for reaching employment level stated above?

Sept. 1981

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) 200amp service

Added to existing service; increased water and sewage needs.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? This is NOT A FACTOR IN THIS PROPERTY

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? We draw patients from throughout the United States to Fort Wayne for treatment. This furnishes services to all aspects of care - hospitals, hotels, motels, restaurants.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. \_\_\_\_\_ Plat Book 18 pg 122  
No dwelling less than 3500 sq ft structure a minimum  
sq ft allowed

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES   X   NO

26. Financing on Project

What is the status of financing connected with this project?

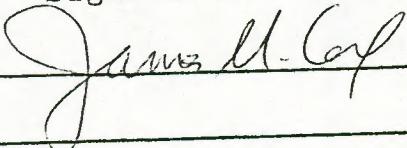
The addition will be paid by me - James M. Cox

I hereby certify that the information and representation on this Application are true and complete.

5-16-84

Date

Signature(s) of Owners



Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



BILL NO. R-84-05-26

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ DECLARATORY RESOLUTION confirming the designation of an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1  
(3125 Hobson Road, --- Dr. James M. Cox)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

Mark E. Giacinta  
James Stier  
Janet G. Bradbury  
Thomas C. Henry  
Donald J. Schmidt

CONCURRED IN

6-12-84  
SANDRA E. KENNEDY, CITY CLERK

Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution R-8405-26DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of un "Economic Revitalization Area" under I.C. 6-1.1-12.1.(3125 Hobson Road, Dr. James M. Cox)EFFECT OF PASSAGE An addition will be built to an already existing medical building to increase medical care in the community.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$80,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-05-25 AND R-84-05-26)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on May 22, 1984, date designating property at 3125 Hobson Road -- Dr. James M. Cox

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an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, June 12, 1984, at 7:30 P.M. date, time & place Room 128, City-County Building, One Main Street, Fort Wayne, IN

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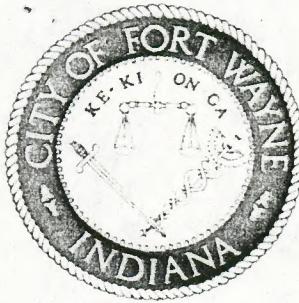
If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

*Sandra E. Kennedy*

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Sandra E. Kennedy  
City Clerk



# The City of Fort Wayne

May 25, 1984

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of May 29, 1984, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Declaratory Resolutions:  
R-84-05-25 & R-84-05-26

R-84-05-27 & R-84-05-28

R-84-05-29 & R-84-05-30

R-84-05-31 & R-84-05-32

Please send us 5 copies of each of the Publisher's Affidavit regarding the above from both newspapers.

Thank you.

Sincerely yours,

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 4

Fort Wayne Common Council  
(Governmental Unit)  
Allen ..... County, IN

To ..... JOURNAL-GAZETTE ..... Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

## PUBLISHER'S CLAIM

### LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines  
of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	.....	5
Body	number of lines	.....	22
Tail	number of lines	.....	2
Total number of lines in notice		.....	29

### COMPUTATION OF CHARGES

29	1	.....	29	.....	equivalent lines at .....	230¢	\$ 6.67
lines, ..... columns wide equals .....				cents per line			
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							.....
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra							1.50
							8.17
<b>TOTAL AMOUNT OF CLAIM</b>							\$.....

### DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type .....	6	.....	point
Number of insertions .....	Size of quad upon which type is cast .....	6	.....	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*

Date May 29, 1984

Title ..... CLERK

### FORM #904

### PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned ..... *Drusilla Roose* ..... who, being duly sworn, says

that he/she is ..... CLERK ..... of the

JOURNAL-GAZETTE

a ..... DAILY ..... newspaper of general circulation printed and published

in the English language in the city ..... town ..... of ..... FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for ..... one time ..... the dates of publication being

as follows:

5/29/84

*Drusilla Roose*

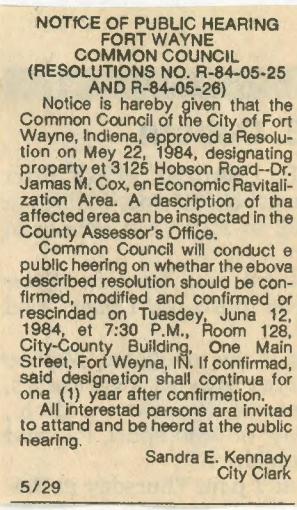
Subscribed and sworn to me before this ..... 29th ..... day of ..... May ..... 19 ..... 84

*Anne M. Perkins*

Notary Public

November 29, 1985

My commission expires .....



5/29

**Fort Wayne Common Council**  
(Governmental Unit)  
**Allen** County, IN

To ..... **NEW-SENTINEL** ..... Dr.  
P.O. BOX 100  
**FORT WAYNE, INDIANA**

**PUBLISHER'S CLAIM****LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

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**COMPUTATION OF CHARGES**

29	1	29	equivalent lines at .230¢	\$ 6.67
..... lines, ..... columns wide equals ..... equivalent lines at ..... cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				.....
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra				1.50
				.....
TOTAL AMOUNT OF CLAIM				\$ 8.17

**DATA FOR COMPUTING COST**

Width of single column 9.6 picas	Size of type .....	6	..... point
Number of insertions .....	Size of quad upon which type is cast .....	6	.....

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Drusilla Roose*

Date **May 29**, 19 **84**

Title ..... **CLERK** .....

**FORM #903****PUBLISHER'S AFFIDAVIT**

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned ..... **Drusilla Roose** ..... who, being duly sworn, says

that he/she is ..... **CLERK** ..... of the

..... **NEWS-SENTINEL** .....

a ..... newspaper of general circulation printed and published

in the English language in the city ..... town of ..... **FORT WAYNE, INDIANA** .....

in state and county aforesaid, and that the printed matter attached hereto is a true copy, **one time** ..... which was duly published in said paper for ..... the dates of publication being

as follows:

**5/29/84**

Subscribed and sworn to me before this ..... **29th** day of **May**, 19 **84**

*Drusilla Roose*  
Notary Public

**November 29, 1985**

My commission expires .....

